

TO LET.

Modern Industrial Unit at Established Industrial Location in Mansfield.



Unit 4 Mansfield Network Centre, Concorde Way, Mansfield, NG19 7JZ.

An end terraced industrial unit extending to 2,958 sq ft (274.8 sq m) - Available To Let.

Location.

The property is located at Mansfield Network Centre which forms part of a wider Millennium Business Park, a popular commercial location within Mansfield.

The estate benefits from good access to Mansfield town centre and Junction 29 of the M1, which is approximately 6 miles to the North East.

Description.

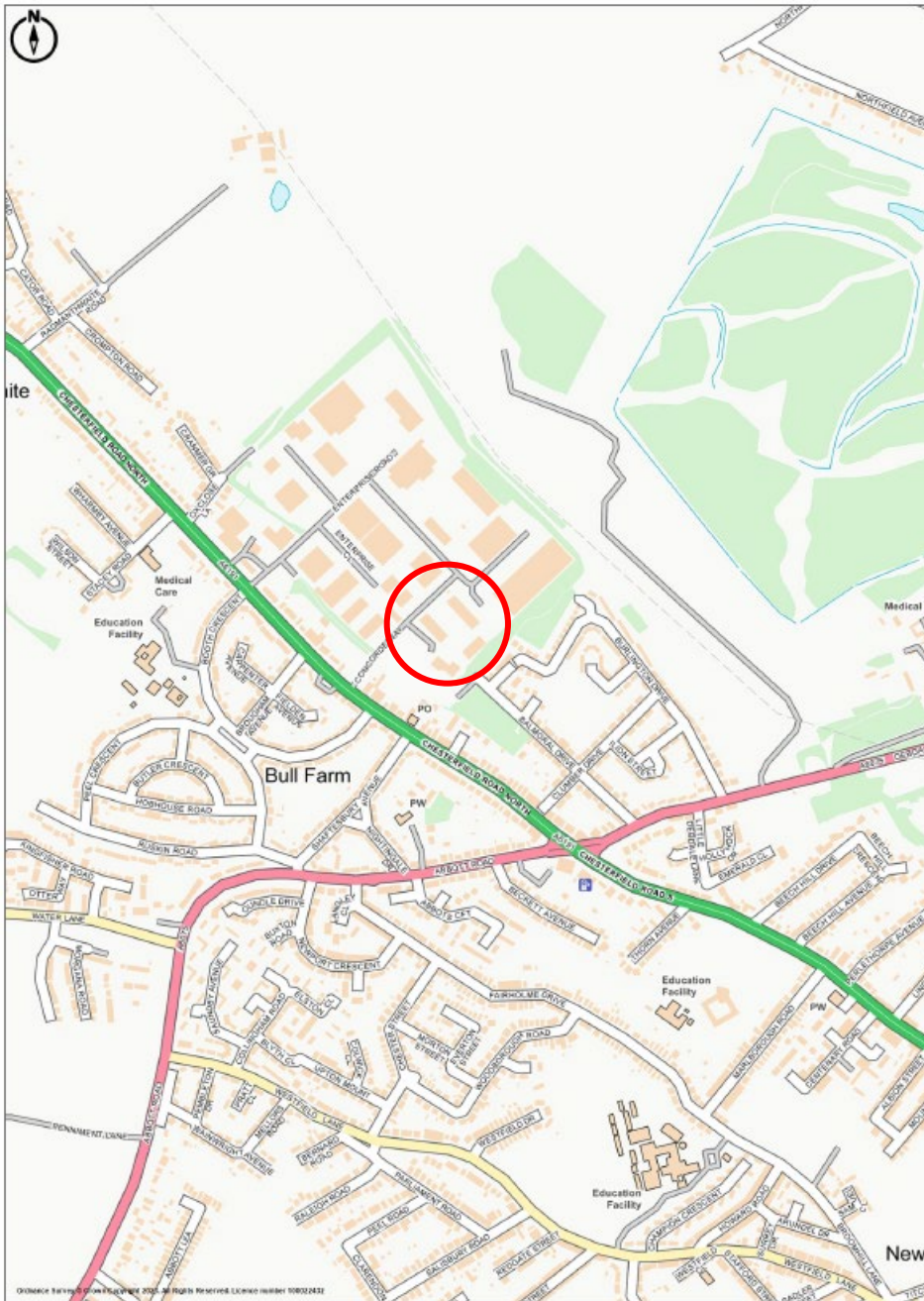
The available accommodation comprises a modern end-terraced industrial warehouse.

The property is of steel portal frame construction with part brick and part clad elevations beneath a pitched roof.

Specification includes:

- Ground level roller shutter loading door
- CCTV
- 24 hour access
- 3 phase electricity
- 4.3m to the underside of the Haunch
- LED Lighting
- Concrete floors

Externally the property benefits from ample car parking and loading areas within the shared yard.



Accommodation.

We understand that the property has the following Gross Internal Floor Area (GIA):-

Description	Sq M	Sq Ft
Unit 4	274.8	2,958

Quoting Rent.

£8.75 per sq ft Exclusive.

Terms.

The accommodation is available to let by way of a new Internal Repairing and Insuring (IRI) Lease on terms to be agreed.

Facilities Charge.

A facilities charge is payable to cover the maintenance and upkeep of the common areas of the estate and the external fabric of the building.

EPC.

The property has an Energy Performance Certificate (EPC) rating of C72.

Rateable Value.

The Rateable Value for the property is £15,750.

Interested parties are advised to make their own enquiries with the Rating Department of the Local Authority for Rates payable.

Due Diligence.

Interested parties will be requested to provide the agent with company information to comply with anti-money laundering legislation.

VAT.

All figures quoted are subject to VAT at the prevailing rate where applicable.

Costs.

Each party is to be responsible for their own legal costs incurred in any transaction.

Contact.

For further information, or to arrange a viewing, please contact sole agents Knight Frank:.

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Particulars dated February 2024 Photographs dated February 2024.

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